

WAREHOUSE AND OFFICES TO LET

On the instructions of Springfield Park Properties Limited



Unit 10, Priest Court, Springfield Business Park, Caunt Road, Grantham, Lincolnshire, NG31 7FZ

- Modern industrial unit with ground and first floor offices
- Approximately 243 sq m (2,617 sq ft) Gross Internal Area
- Loading and parking area to the front of the unit
- Popular mixed-use business park location with easy access to A1 trunk road
- Unit is suitable for a variety of commercial uses
- **Rent £18,000 per annum exclusive**

Location

Unit 10 Priest Court is situated on the popular Springfield Business Park just to the south-west of the town centre and within half a mile of the A1.

Grantham has a population of approximately 44,580 (ONS 2016) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes.

Description

The property is a light industrial unit of brick and block construction with profile clad pitched roof.

Accommodation

The unit has a Gross Internal Area of approximately 243 sq m (2,617 sq ft) and is configured as follows:-

- 6.0 m (19 ft 8 in) to eaves
- Manual roller shutter door
- Oil fired space heating to warehouse area
- First floor office
- Kitchen & storeroom/changing room
- Single WC with fittings for disabled use

There is dedicated parking to the front of the unit.

Services

The unit has mains electric and sub metered water and drainage.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of D (92). A copy of the certificate is available on request.

Business Rates

The rateable value is £16,750 with the rates payable of approximately £7,236 for the year 2026/27.

Tenure

The property is available to lease for a term to be negotiated at a commencing rent of **£18,000 per annum exclusive**. The rent is payable quarterly in advance by Direct Debit. The tenant will be required to pay a deposit equivalent to 3 months' rent prior to the commencement of the lease.

Service Charge

A service charge of 7½% of the rent is levied on this property for the maintenance of the Business Park.

VAT

The rent and service charge are subject to VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in setting up the lease.

Viewing

Contact Grantham Estates tel. **01476 592960**



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